

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, SEPTEMBER 12TH, 2024 (6PM) Meeting Room & via Zoom

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 6:02 pm

Board Members present

Craig Nicholson - President
Joe Mora - Vice President
Christine Hall - Treasurer
Colin Smith - Member-at-Large

Managers & Employees present:

Bob Bartlein of Bartlein
James Nguyen of Bartlein
Julia Ambat, Scribe

Homeowners present:

Andrew Sala #133
Bree Belyea #227
Catherine Levya #369
Annette Winter #260
Tami Jauchen #264
James Studarus #360
Bill Rauch #351

A motion was made by Craig to hold a supplemental board meeting on Thursday, September 26th at 6:00 PM. This was seconded by Colin and unanimously approved. James clarified that the meeting will be held both in person and via Zoom.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Andrew Saleh #133: Tenant's vehicle towed on Aug.5 owing to an expired registration tag. The car was tagged with a warning sticker and a courtesy email notice was sent on June 26th. As requested by Andrew, a motion for \$3,400 reimbursement was made by Craig, seconded by Chris, and failed. Colin voted in favor; Joe, Chris, and Craig opposed.

Bree Belyea #227: Received notice for removing common area plants without approval. Clarified only trimming was done, expecting regrowth. Chris moved to take no action, seconded by Joe. Motion unanimously approved.

Cathy Leyva #269: Suggested time limits for agenda items with a timekeeper. Inquired about pedestrian pathway improvements; Colin explained for safety around blind corners.

Annette Winter #260: Asked about network extenders to improve cell reception. Colin recommended M cell.

Tami Jauchen #264: Requested an update on an agenda item and asked about HOA insurance deductible. To be discussed under old business 6i.

Chris Hall #351: Noted replacement clickers are sold below board cost. To be addressed in the next meeting.

3. APPROVAL OF PRIOR MEETING MINUTES (8/8/24)

a. Regular Session.

Chris moved a meeting to approve the regular session meeting minutes from August 8th. Colin seconded. This was unanimously approved.



- b. Executive Session Summary (payment plan, fine)
Chris moved a meeting to approve the executive session meeting minutes from August 8th. Craig seconded. This was unanimously approved.

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.

Reserve expenditures last month: \$6.5K Painting of 7626 siding unrelated to insurance claim Operating Expenses are about 22+% below budget thru end of last month on cash basis Suggested Motion; Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Associations check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board.

Chris and James reviewed the treasurer's report. Chris moved to accept the report as written, seconded by Joe. The motion was unanimously approved.

- b. Landscape recommendations & proposals – tree work & replacement; weed control
Tree plantings completed. Proposal for 100 yards of mulch at \$8,000 (including installation) presented. Craig moved to accept, seconded by Colin. Motion approved, Joe abstained.

Joe reported a new trespasser and noted the parking lot gate lock between 7606 and 7610 is ineffective.

The dump fee for this month was higher due to the improper dumping of large items.

- c. Committees (Grounds, EV, Architectural, Website, Solar, Events, etc.)
Nothing to report.
- d. Caretaker or pool report
Nothing to report.
- e. Vendor evaluations
Joe raised concerns about Big Green employees using personal vehicles and lacking uniforms, suggesting outsourcing. Craig noted incomplete services. Craig and Chris complimented Envirosaping for their work.

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. 7626 rebuild & ins, claim: Rec'd \$457,742.38; Per Don, rebuild complete, final billing
Received new invoices today. Further discussion on new invoices will take place at the September 26th meeting.

Beachside Invoice: An invoice of \$15,394.71 was submitted for siding and trim work at 7626 not covered by the insurance claim. Joe moved to accept the invoice, seconded by Craig. The motion was unanimously approved.

- b. 7636 window replacement (259, 260, 359, 360); Int painting; Proposed change in policy - retrofit or insert style windows no longer permitted (proposed policy sent 8/21/24)

Wood repairs and window installations completed, total cost \$15,465.27. Joe moved to pay Don's invoice, seconded by Colin. Motion unanimously approved.

Craig moved to hold unit owners responsible for window and frame replacement costs, as per the CC&Rs. Joe seconded. Chris opposed, citing periodic maintenance needs for retrofit windows. Craig indicated that the problem was with both retrofit and original window frames that leaked. Motion failed, with Joe and Craig in favor, Chris and Colin opposed.

- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
Proposal for gutter cleaning and flushing at \$4,895 from Clearview presented. Chris moved to accept, seconded by Joe. Motion unanimously approved.



d. Updating the gov docs: Revised survey results

Discussion ensued on whether survey wording is suitable for an official amendment. Craig proposed using previously approved 2nd-draft Restated CC&R text for the amendment in the light of survey results, while James and Chris expected the same survey wording, pending attorney review. Chris moved to send survey results to lawyers, but the motion did not receive a second. Further discussion set for September 26th.

e. Towing vehicles & emailing notifications

Discussion tabled.

f. Power wash buildings delayed until dry rot is repaired

Discussion tabled.

g. Gas lines identification projects - installing tags on each line (Jim Dewey);

Discussion tabled.

h. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)

Discussion tabled.

i. Consolidated Overhead upgrades to gates, gym & pool access control

Discussion tabled.

j. Pool facilities & sauna; other related issues; handicap seating;

Discussion tabled.

k. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

Discussion tabled.

l. EV charging stations

Discussion tabled.

m. Inspection of elevated walkways & balconies - by Focused Group

Discussion tabled.

n. Pedestrian pathway improvements mailbox kiosk across from 7632

Discussion tabled.

o. Fire safety - quote for radios / walkie-talkie; Air table.

Discussion tabled.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

a. #351 Front porch & staircase landing resurfacing & request for reimbursement

Addressed in the previous meeting. Work scheduled for November. Color: PSI Chocolate.

b. 7636 #360 three back windows

Owner James Studarus requested an inspection of the remaining retrofit windows. Craig noted inspections may cause damage, and inspecting only retrofit windows may not be helpful as both original and retrofit window frames were leaking. James requested better communication regarding window repairs, to which Craig acknowledged a potential oversight by Beachside.

c. Color of Tufflex for landings & balconies

Chris moved to make PSI Chocolate the official color. Joe seconded. Motion unanimously approved. Chris moved to make PSI Chocolate the official color. Joe seconded. Motion unanimously approved.

d. Towed vehicles - request reimbursement

Guest requested \$492 reimbursement for a towed vehicle. This was an unauthorized camper van, parked in an invalid parking space and blocking needed access to an authorized storage container. Craig moved to send a denial letter in response, seconded by Joe. Motion failed, with Craig and Joe in favor, Chris and Colin against. Chris moved to deny the reimbursement without sending the letter. Motion unanimously approved.



e. Corporate Transparency Act

New law requires corporations to provide personal board member information, including color driver's license photos, to the federal government. Board members must comply by January 1, 2024. Any change to any one Board member's license, or the addition of any new members, requires that ALL identification be resubmitted within 30 days. The fine for delay is \$591/day. The fine for noncompliance is \$10,000 and 2 years in jail.

f. Replacement of stair treads & brackets

Discussion tabled.

g. Rekeying common doors

Discussion tabled.

h. Other items to be put on next month's agenda (Draft of proposed budget)

Discussion tabled.

i. 364 insurance release

Board decided not to sign the current release due to indemnity concerns. Craig moved to request a new draft from the lawyer. Chris moved to authorize Craig to proceed with drafting. Motion unanimously approved.

Moved to executive session at 8:14pm.

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT at 8:29pm (Scheduled meeting 10/10/24 @ 6PM IN PERSON & via Zoom)

Prepared By: Julia Ambat (Scribe) 8/8/24

